



January 9, 2024

Mr. Matt Wasco
Philadelphia Performing Arts
2600 South Broad Street
Philadelphia, PA 19145

Report for AHERA 6-Month Surveillance

2600 S. Broad Street

Philadelphia, PA 19145

Synertech Environmental LLC Project No. 603-025

Dear Mr. Wasco:

As directed by your office, *Synertech Environmental LLC* conducted an AHERA 6-Month Surveillance at the property located at 2600 South Broad Street in Philadelphia, Pennsylvania. The scope of the investigation focused on assessing the condition of known asbestos containing materials (ACMs) and Lead Based Paint (LBP) throughout the building. This report is a summary of the 6-Month Surveillance, and is supplementary to the March 30, 2020 report entitled "Report for Asbestos and Lead Based Paint Investigation & Sampling" prepared by *Synertech Incorporated*.

I Asbestos Inspection

The purpose of the inspection was to assess the condition of ACMs on all exposed areas within the interior spaces of the structure. The building was inspected to generate the data provided in this report for the purposes of establishing the conclusions regarding the type, quantity, location, and condition of the ACMs observed. An EPA Accredited Asbestos Building Inspector/City of Philadelphia Pennsylvania Licensed Asbestos Investigator performed the surveillance using the data generated during a February 2020 inspection.

When conducting an asbestos inspection, the various suspect asbestos containing building materials are grouped into "homogeneous areas" for sampling and assessment. A homogeneous area is defined as an area of a particular material that is uniform in color, texture, application, date of installation and function and is believed to be similar in all other aspects. Samples of each homogenous area (material) are then collected to determine its asbestos content.

Note that exploratory demolition was not performed to locate and quantify concealed ACMs. The building was occupied and functional during the survey, and every effort was employed to maintain the integrity of architectural surfaces, operating mechanical systems, and structural components. Bulk samples were not collected from any homogeneous area that would cause aesthetic damage or where the Asbestos Investigator determined that the material is fiberglass, foam glass, rubber, metal, or wood.

An asbestos containing material (ACM) is defined as one that has a composition of greater than one (1%) percent asbestos by weight. Upon confirmation of a material to be asbestos containing, a physical assessment is provided to document its quantity, condition, and friability classification. The friability of a material is a term used to describe a physical property of suspect asbestos containing materials. A friable

material is one that, when dry, can be crushed and reduced to a powder by hand pressure. Conversely, a non-friable material is one that, when dry, cannot be crushed and reduced to a powder by hand pressure. Refer to more detailed definitions of friable and non-friable asbestos containing materials presented below.

☐ **EPA Category I Non-friable ACM (NF1)**

ACMs that cannot be reduced to a powder by hand pressure or crumbled between the fingers, limited to asbestos-containing gaskets, packings, resilient floor coverings, resilient floor covering mastic, and asphalt roofing products. Asphalt roofing products which may contain asbestos include built-up roofing; asphalt-containing single ply membrane systems; asphalt shingles; asphalt-containing underlayment felts; asphalt-containing roof coatings and mastics; and asphalt-containing base flashings. ACM roofing products that use other bituminous or resinous binders (such as coal tars or pitches) are also considered to be EPA Category I Non-friable ACM. In an EPA Category I Non-friable ACM, the asbestos fibers remain bound within the matrix of the material. These types of materials pose no hazard of releasing asbestos fibers into the air unless rendered friable by activities including sanding, grinding, pulverizing, penetrating or cutting with power tools, or otherwise reducing to a powder. Mere cracking or minor breakage does not constitute the type of damage that would be considered as rendering these types of asbestos materials friable.

☐ **EPA Category II Non-friable ACM (NF2)**

ACMs that cannot be reduced to a powder by hand pressure or crumbled between the fingers, and includes all other non-friable ACMs that are not classified as an EPA Category I Non-friable ACM. EPA Category II Non-friable ACMs include, but are not limited to caulks, asbestos-cement shingles, asbestos cement tiles, cementitious “transite” boards or panels and cementitious laboratory tabletops. In an EPA Category II Non-friable ACM, the asbestos fibers remain bound within the matrix of the material. These types of materials pose no hazard of releasing asbestos fibers into the air unless rendered friable by activities including breaking, sanding, grinding, pulverizing, penetrating or cutting with power tools, or otherwise reducing the panels or tabletops to a powder. However, minor breakage does constitute the type of damage that would be considered as rendering these types of materials friable, as asbestos fibers may be released along the fractured surfaces or from the edges exposed by the breakage. Generally speaking, EPA Category II Non-friable ACMs is more likely to become friable when damaged than is EPA Category I Non-friable ACM.

☐ **EPA Regulated Friable ACM (FRI)**

ACMs that can be reduced to a powder by hand pressure or crumbled between the fingers include, but are not limited to, thermal insulation (e.g. - pipe, boiler, tank insulation) and surfacing materials (e.g. acoustical plaster, acoustic ceiling tiles, fireproofing). These ACMs pose a significant hazard of releasing asbestos fibers into the air when impacted or damaged in any way.

Summary of Findings – Asbestos Investigation

The following table lists damaged ACM’s observed during this 6-Month Surveillance. *Synertech Environmental LLC* recommends the removal of the following ACM’s followed by their replacement with non- asbestos substitutes.

ASSESSMENT FORM

Project Name: Philadelphia Performing Arts Charter School: 2600 S. Broad Street

Project No.: 603-025 **Date:** 12/19/2023

Homogeneous Material Category: ☐ Surfacing ☐ Thermal ☒ Miscellaneous

Homogeneous Material/Code No. 12" x 12" White w/ Black Streaks Floor Tile (NF1)

LOCATION	DAMAGE AMOUNT	CONDITION	DISTURBANCE POTENTIAL	AHERA CATEGORY	RESPONSE ACTION
North Stairwell by Elevator [1 st Floor (near exit door and threshold to hallway)]	12 SF	D	M	4	5
Classroom 101	1 SF	D	M	4	5
Classroom 102	40 SF	D	M	4	5
Classroom 106 (at entrance)	6 SF	D	M	4	5
Classroom 106 Closet	1 SF	D	M	4	5
Classroom 107	10 SF	D	M	4	5
Classroom 108	18 SF	D	M	4	5
Classroom 109	1 SF	D	M	4	5
Classroom 110	16 SF	D	M	4	5
Hallway to Exit behind Kitchen	6 SF	D	M	4	5
Cafeteria	3 SF	D	M	4	5
Custodial Closet in Cafeteria	1 SF	D	M	4	5
Science Lab	1 SF	D	M	4	5
Center Stairwell by Main Entrance (1 st Floor)	6 SF	D	M	4	5
Classroom 200	3 SF	D	M	4	5
Classroom 201	640 SF	D	M	4	5
Classroom 202	640 SF	D	M	4	5
Classroom 203	24 SF	D	M	4	5
Classroom 204	3 SF	D	M	4	5
Classroom 205	6 SF	D	M	4	5
Classroom 206	1 SF	D	M	4	5
Classroom 207	16 SF	D	M	4	5
Classroom 208	8 SF	D	M	4	5
Hallway in Room 209	1 SF	D	M	4	5
Math Classroom adjacent Hallway in 209	3 SF	D	M	4	5
Custodial Closet adjacent to Classroom 208	6 SF	D	M	4	5

Continued on next page

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Project Name: Philadelphia Performing Arts Charter School: 2600 S. Broad Street

Project No.: 603-025 **Date:** 12/19/2023

Homogeneous Material Category: ☐ Surfacing ☐ Thermal ☒ Miscellaneous

Homogeneous Material/Code No. 12" x 12" White w/ Black Streaks Floor Tile (NF1)

LOCATION	DAMAGE AMOUNT	CONDITION	DISTURBANCE POTENTIAL	AHERA CATEGORY	RESPONSE ACTION
North Stairwell by Elevator (2 nd Floor)	4 SF	D	M	4	5
Basement Electrical Closet	1 SF	D	M	4	5
Roof Access	1 SF	D	M	4	5
Center Stairwell by Main Entrance (2 nd Floor)	6 SF	D	M	4	5

Condition

[SD] Significant Damage

[D] Damage

[GD] Good Condition

Disturbance Potential

[H] High – significant potential

[M] Medium – moderate potential

[L] Low – Low potential

Maint. – Contact by Maintenance

Occup. – Contact by occupants

Mech. – Mechanical Vibration

Air – Air erosion

WTR. – Water

AHERA Category

[1] Damaged or significantly damaged thermal system insulation ACM

[2] Damaged surfacing ACM

[3] Significantly damaged surfacing ACM

[4] Damaged or significantly damaged miscellaneous ACM

[5] ACBM with potential for damage

[6] ACBM with potential for significant damage

[7] Any remaining ACBM or suspected ACBM

Response Action

- [1] O & M
- [2] Enclose
- [3] Encapsulate
- [4] Repair
- [5] Remove

Inspector & Management Planner:  _____

Date: _____ 12/19/2023 _____

Please make note of the following:

- 1) All maintenance, renovation and demolition activities should begin with a work permit system. It is recommended that the building owner or designated maintenance representative requesting the work prepare a work permit for activities that could potentially disturb exposed and concealed asbestos containing material (ACM) and issue the permit to outside contractors or employees who would perform the work. The work permit should include:
 - the location of the work;
 - a description of the work;
 - limits on the scope of work;
 - a list of exposed ACM, potentially concealed ACM and non-asbestos building materials in the work area(s);
 - abatement required prior to the start of work – or – measures taken to avoid disturbing ACM during work;
 - signatures of the outside contractors or employees.
- 2) Floor Tiles in Classrooms 201 & 202 were observed to have widespread damage throughout with additional damage to the wood substrate. While the tiles are currently waxed over and are intact, they possess the potential to become friable with additional damage over time. Full removal of all floor tiles in these areas is recommended and can only be done in a friable manor.

II. Lead Based Paint Inspection

Introduction

As requested, on December 19, 2023, *Synertech Environmental LLC* representative Mr. Ryan Hutsell, Pennsylvania licensed lead inspector/risk assessor, performed a lead-based paint (paint) condition assessment throughout the Performing Arts Charter School which is located at 2600 Broad Street, Philadelphia, Pennsylvania. The assessment was based off the XRF data from the March 30, 2020 report entitled "Report for Asbestos and Lead Based Paint Investigation & Sampling" prepared by *Synertech Incorporated*.

☐ LBP is defined by the Philadelphia Department of Health to contain equal to or greater than 0.70 mg/cm² lead via XRF.

☐ LBP is defined by the Department of Health and the Federal Department of Housing and Urban Development to contain equal to or greater than 1.00 mg/cm² lead via XRF.

Summary of XRF Testing and Recommendations

Based on testing data and the existing conditions, the following table outlines the recommended response actions:

Lead-Based Painted Components and Recommendations				
Location	Wall	Component	Condition	Recommended Action
1 ST Fl. Hallway	A,C	Plaster Walls (North of Main Entry Lobby only between 106 and elevator)	3 SF	Manage in Place, Stable

Please Note: Direction "A" corresponds to the entry door to each individual interior room and for common areas, wall "A" corresponds to the walls which are parallel to the front entrance (Broad Street) of the building. Direction "B" corresponds to the next adjacent wall to wall "A" in a clockwise direction and so forth for directions "C" and "D".

The response actions and abbreviations are defined in the following outline:

- ☐ *Manage in Place* indicates the Lead Based Paint (LBP) is in good condition and does not represent a lead hazard. The LBP/component should be periodically evaluated to confirm the paint remains in good condition.

Applicable Standards

Since LBP was confirmed to be associated with the plaster walls in the 1st floor hallway, any future renovation, repair or painting that may impact the plaster walls, the work must be performed by an EPA certified lead renovator.

Summary of EPA's Lead; Renovation, Repair, and Painting (RRP) Program

The following is a brief and highly condensed summary of the EPA's RRP. The following is not intended to be utilized in place of the RRP, but is rather a brief presentation of the major components of the regulation as they apply to this specific project.

- a.** Application – The EPA’s RRP applies to all renovations, repairs, and painting of lead painted surfaces performed for compensation in child-occupied facilities.
- b.** Definitions:
- 1.** Child-occupied facility – a building, or portion of a building, constructed prior to 1978, visited regularly by the same child, under six (6) years of age, on at least two (2) different days within any week, provided that each day’s visit lasts at least three (3) hours, and the combined weekly visits last at least six (6) hours, and the combined annual visits last at least sixty (60) hours.
 - 2.** Renovation – the modification of any existing structure, or portion thereof, that results in the disturbance of more than six (6) ft² of interior lead painted surfaces per room, or more than twenty (20) ft² of exterior lead painted surfaces.
- c.** If a building or property is considered a child occupied while any renovations are being performed, the owners of the building, and the occupants and/or their parents/guardians must receive information from the renovator on lead based paint hazards before renovations begin. This information must exclusively be the EPA pamphlet entitled, “Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools”. Written acknowledgement of receipt of the pamphlet must also be provided back to the renovator.
- d.** If the building or property is child occupied while any future renovations are being performed, the renovator is required to post informational signs describing the general nature, locations and completion date of the project, and prepare, date and sign a statement describing the steps performed to notify parents and guardians and to provide the pamphlet.
- e.** Individuals performing these renovations must be trained at EPA accredited Training Providers, firms must be certified by the EPA as Lead Renovators, and work practices must be employed in accordance with the RRP.
- f.** Required renovator work practices:
- 1.** Post warning signs and clearly define the work areas to limit access by occupants.
 - 2.** Isolate/contain work area so that no dust leaves the work area.
 - 3.** Remove objects from the work area or leave, cover and seal such objects.
 - 4.** Close and cover all duct openings in the work area.
 - 5.** Close all windows and doors in the work area.
 - 6.** Cover the floor of the work area with taped down impermeable sheeting.
 - 7.** Open flame burning or torching of paint, using a heat gun above 1,100 °F, and the use of machines that sand grind, plane or blast paint are prohibited.
 - 8.** Generated waste must be contained and disposed to prevent release of dust.
 - 9.** Clean work area until no dust or debris remains, starting from highest elevation to lowest elevation, using damp wiping using trisodium phosphate soap (TSP) and HEPA vacuuming techniques.

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10. Wet mop floors, keeping wash water separate from the rinse water.
11. Perform visual inspection for remnant dust or debris. When acceptable, perform post renovation clearance verification testing or surface lead dust wipe sampling.

Please realize that a child occupied facility is not required to be lead free, rather, it is required to be free of lead-based paint hazards. The presence of lead-based paint does not equate to a lead-based paint hazard. The definition of a lead-based paint hazard is:

Any condition that causes exposure to lead contaminated dust, soil or paint that is deteriorated or present in accessible surfaces, friction surfaces or impact surfaces that would result in adverse human health effects.

Synertech Environmental LLC is pleased to have been given the opportunity to provide you with our professional environmental services. If you have any questions regarding the information and results provided in this correspondence, feel free to contact our office at (215)755-2305.

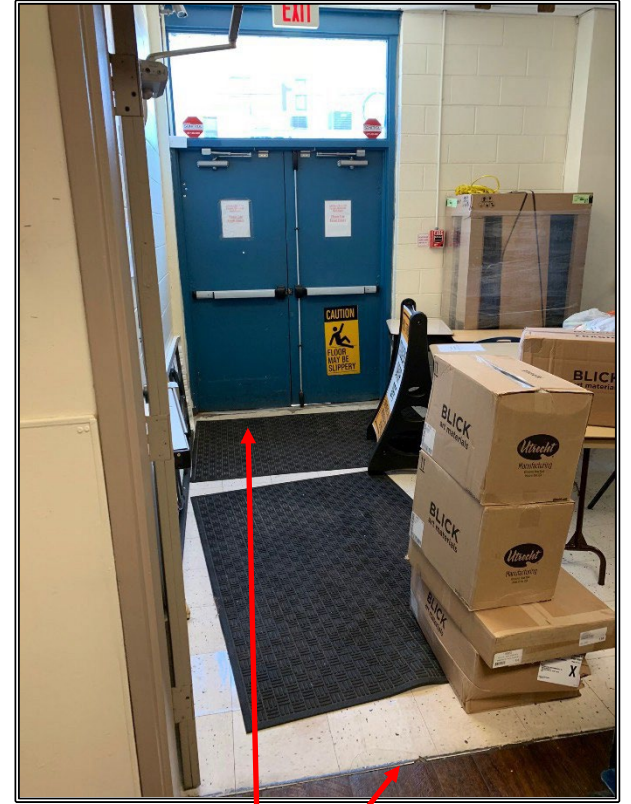
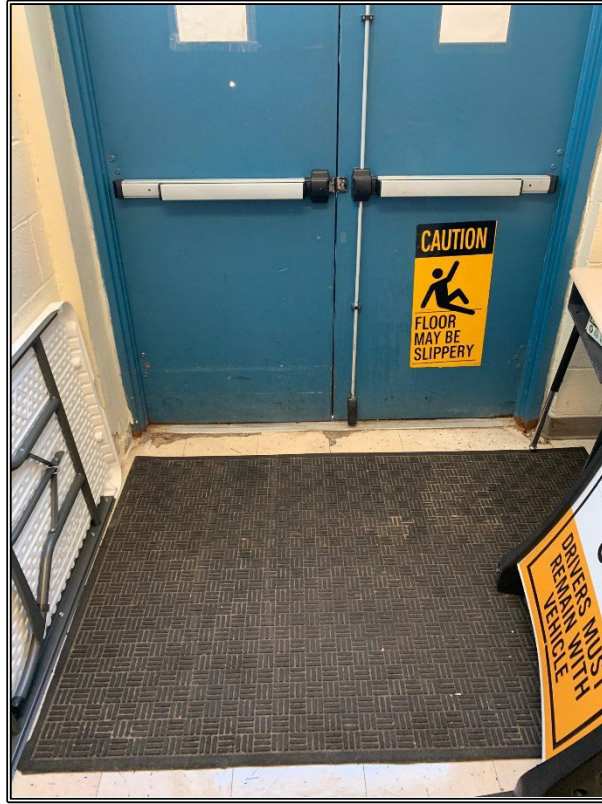
Sincerely,



Ryan Hutsell
Project Manager
Phila. Asb. Investigator # AIC15-000019 PA
LI/RA # 059512

Attachment 1

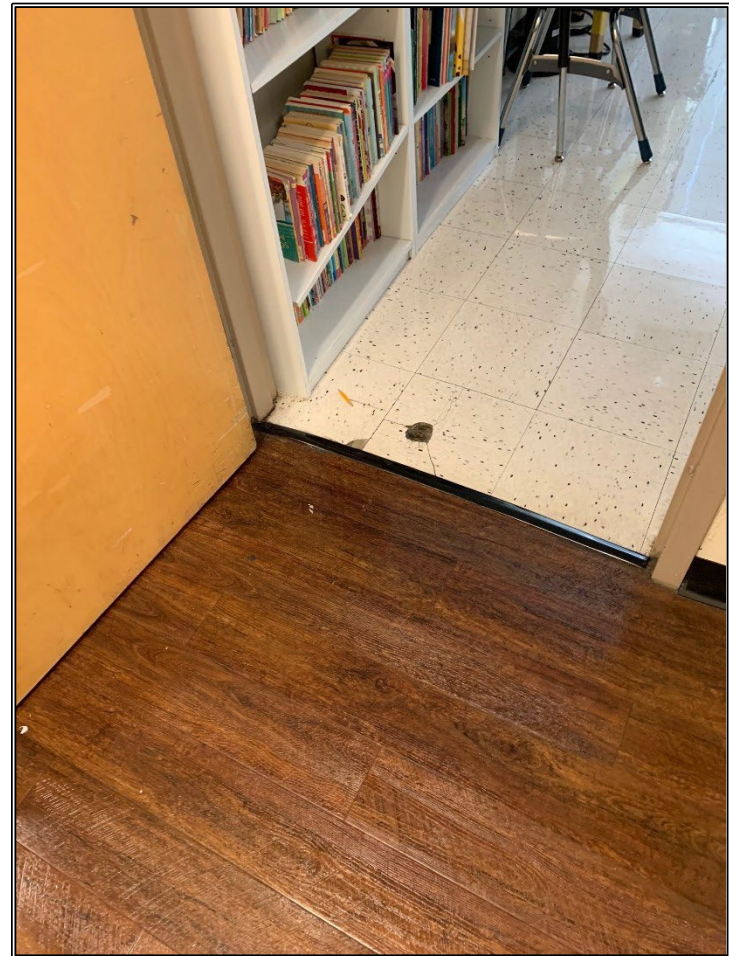
Photographs



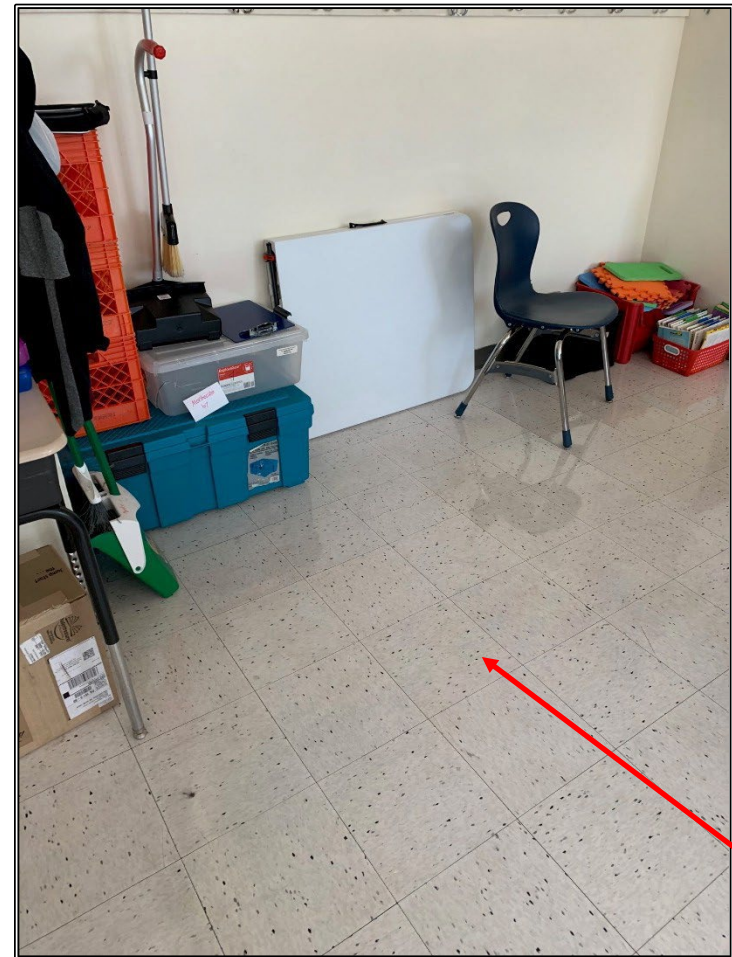
Photos 1-3
Damaged Vinyl Asbestos Floor Tile (VAT) in the North Stairwell by Elevator



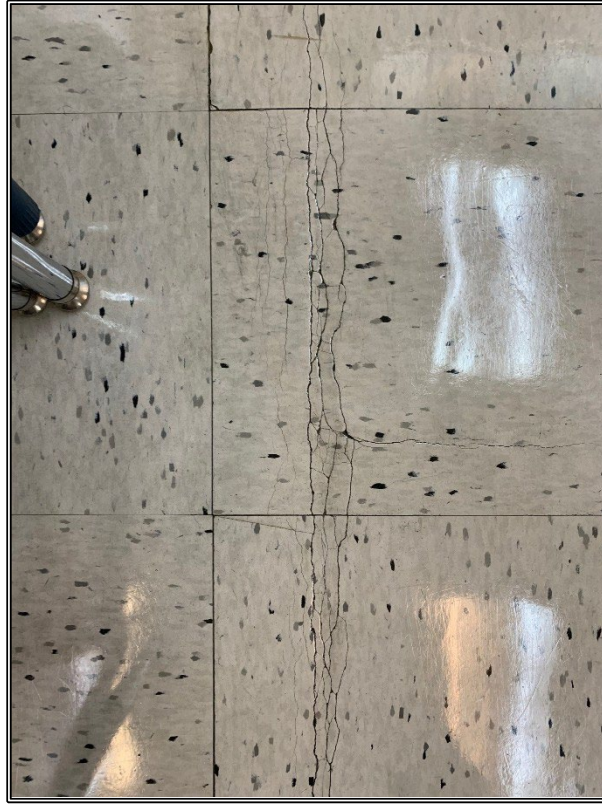
Photos 4 & 5
Damaged VAT in Classroom 102



Photos 6 & 7
Damaged VAT in Classroom 106



Photos 8 & 9
Damaged VAT in Classroom 107



Photos 10-12
Damaged VAT in Classroom 108



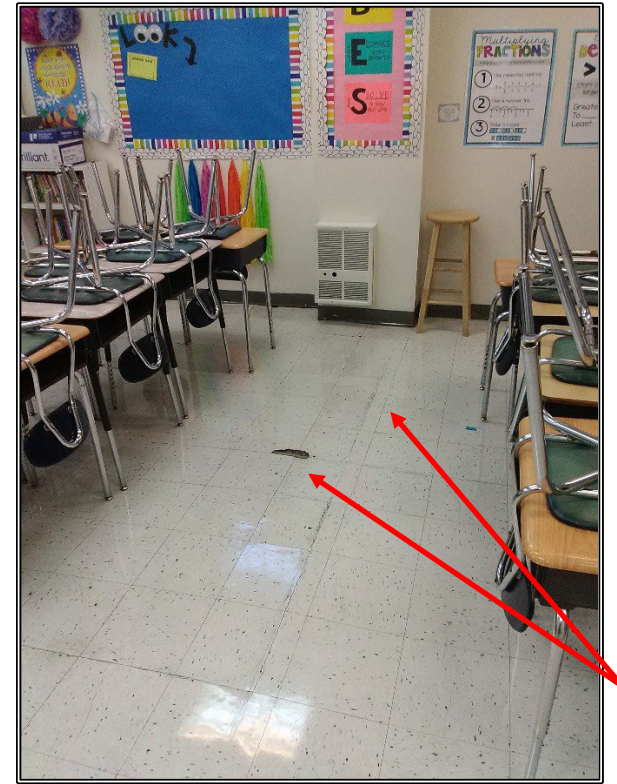
Photos 13 & 14
Damaged VAT in the Hallway to Exit behind Kitchen



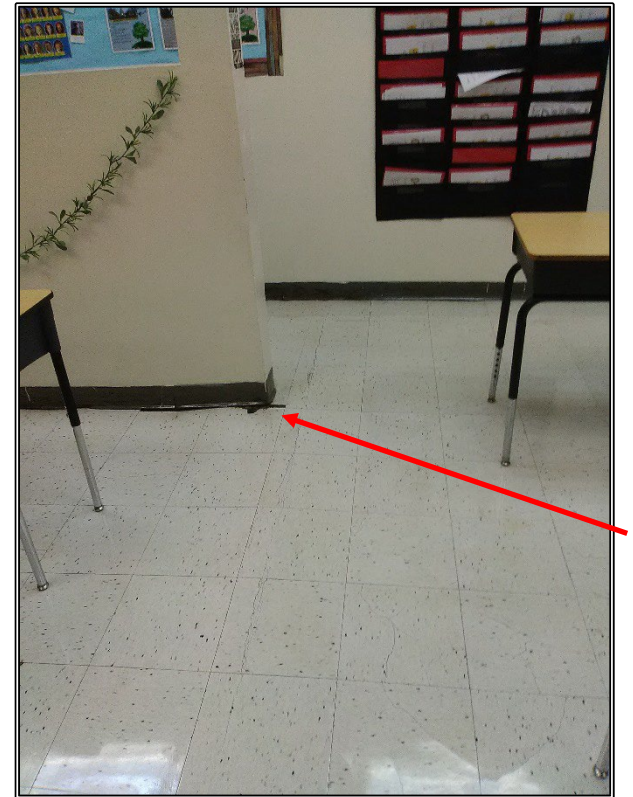
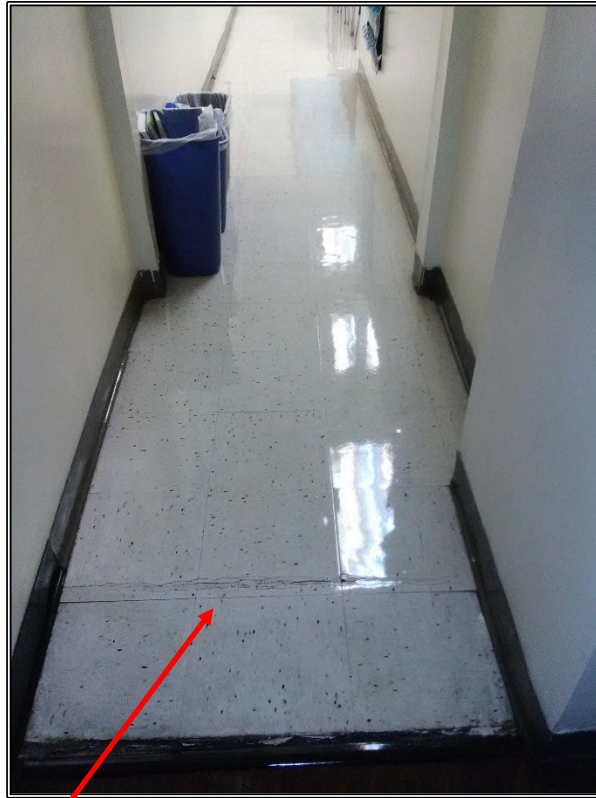
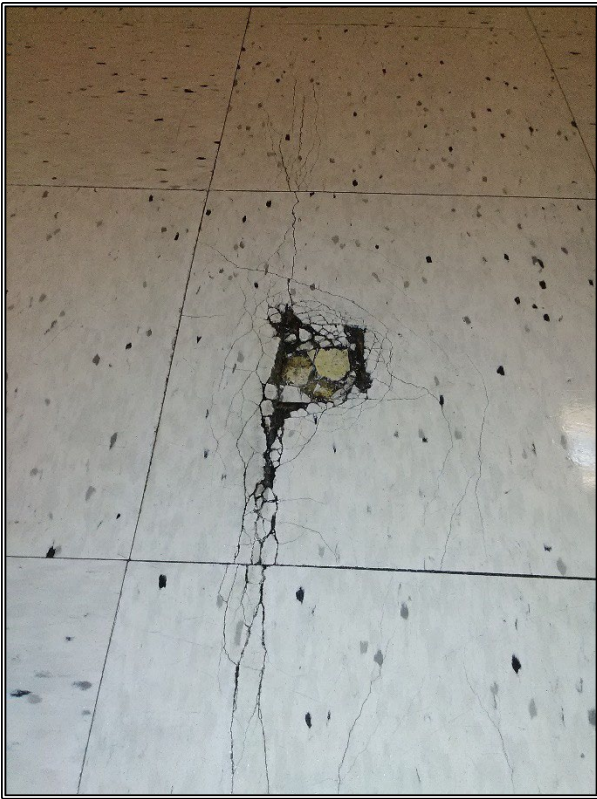
Photos 15 & 16
Damaged VAT in the Cafeteria



Photos 17-19
Damaged VAT in the Center Stairwell by Main Entrance (1st Floor)

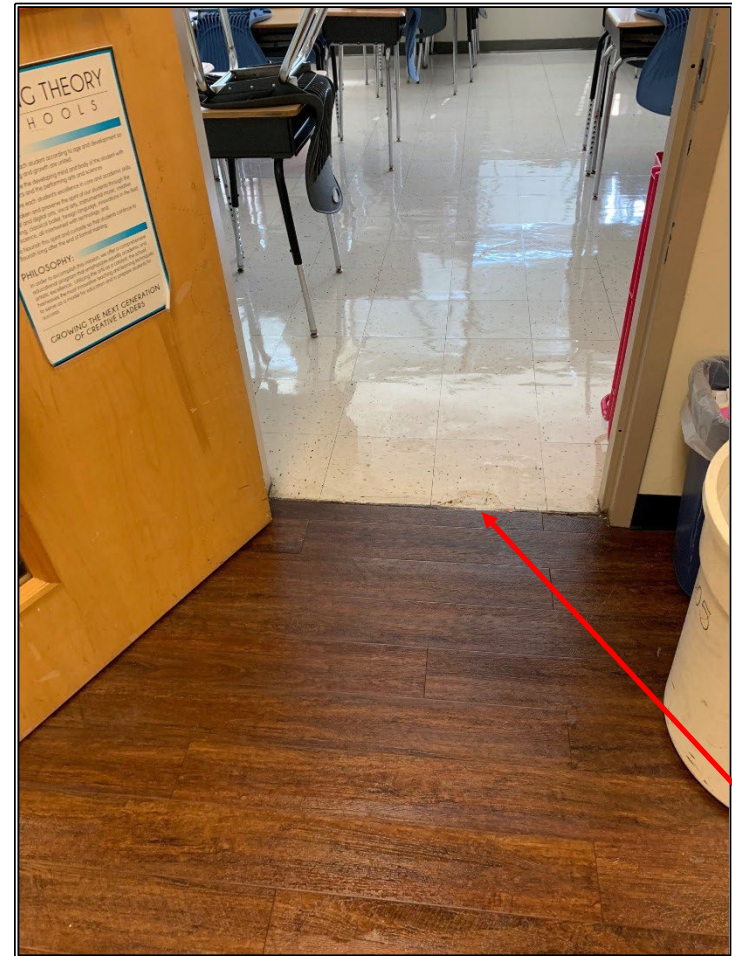


Photos 20-22
Damaged VAT in Classroom 201



Photos 23-25

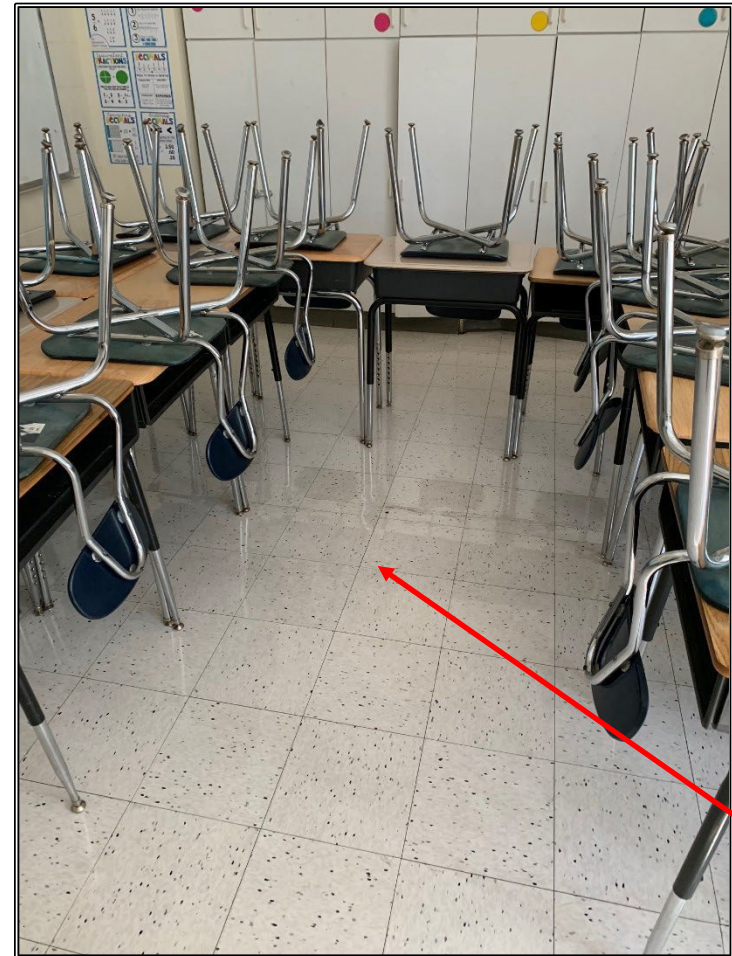
Damaged VAT in Classroom 202



Photos 26 & 27
Damaged VAT in Classroom 205



Photos 28 & 29
Damaged VAT in Classroom 207



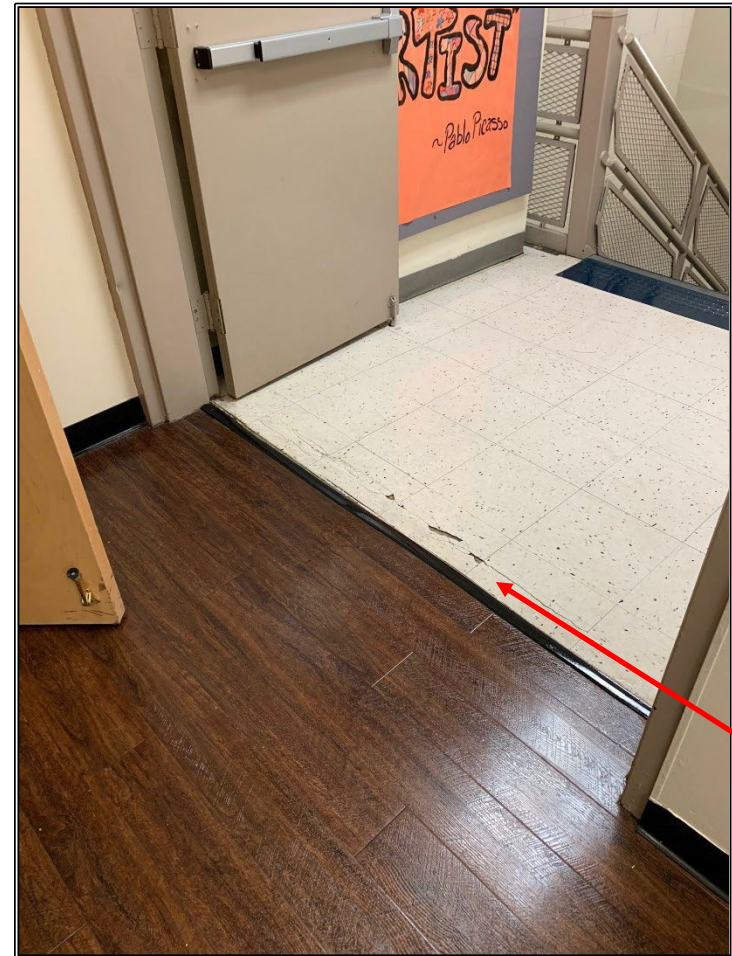
Photos 30 & 31
Damaged VAT in Classroom 207



Photos 32 & 33
Damaged VAT in the Hallway in Room 209



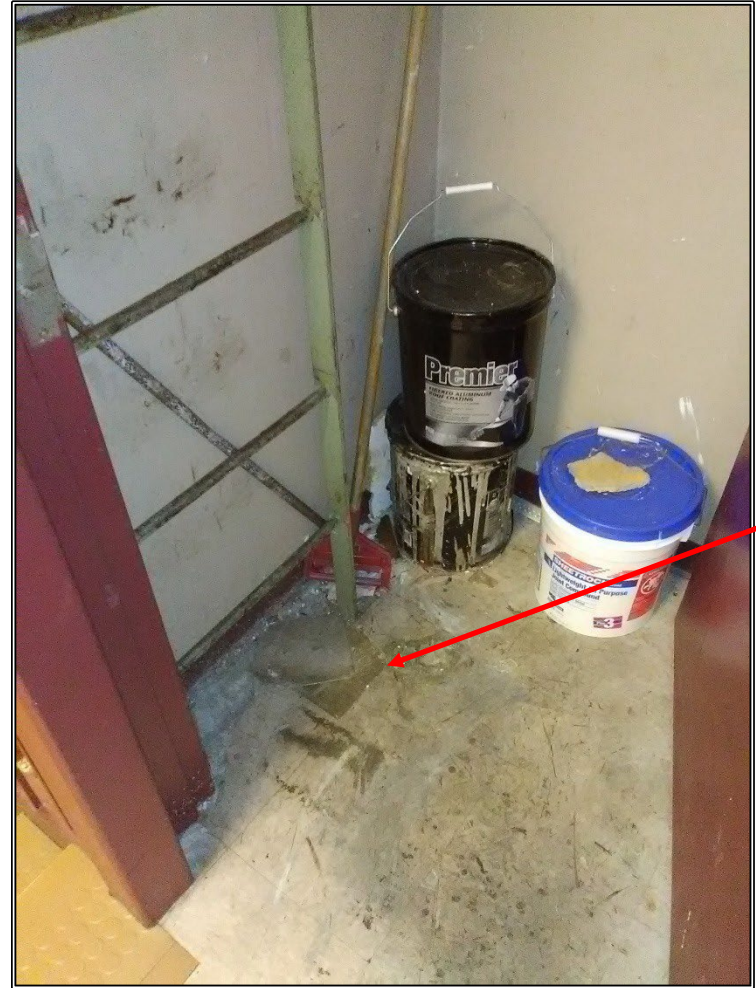
Photos 34 & 35
Damaged VAT in the Custodial Closet adjacent to Classroom 208



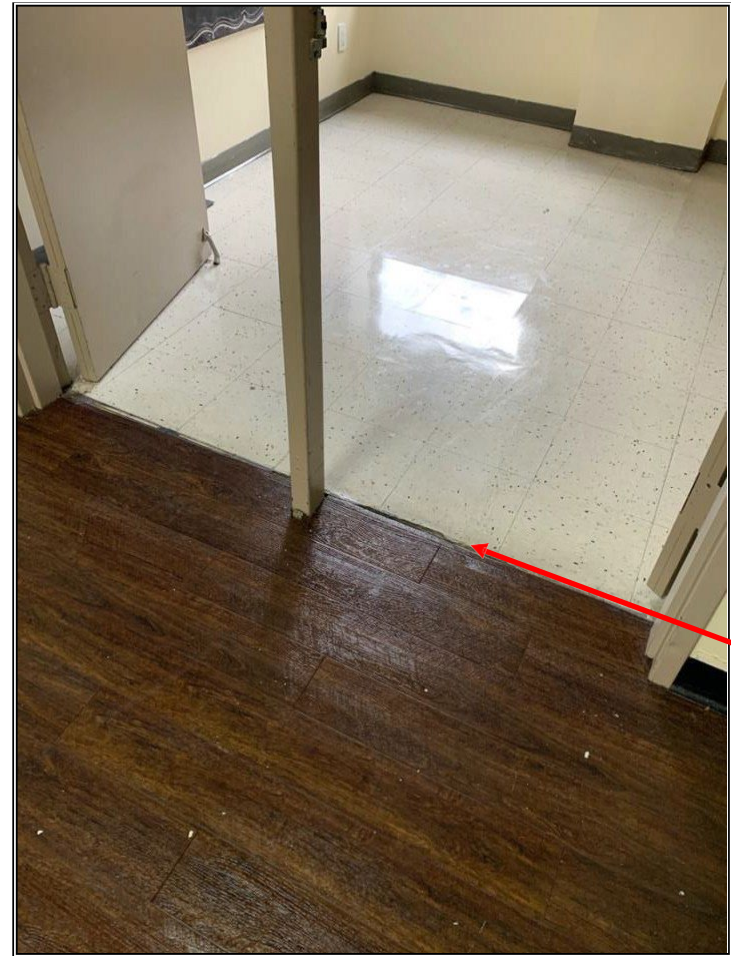
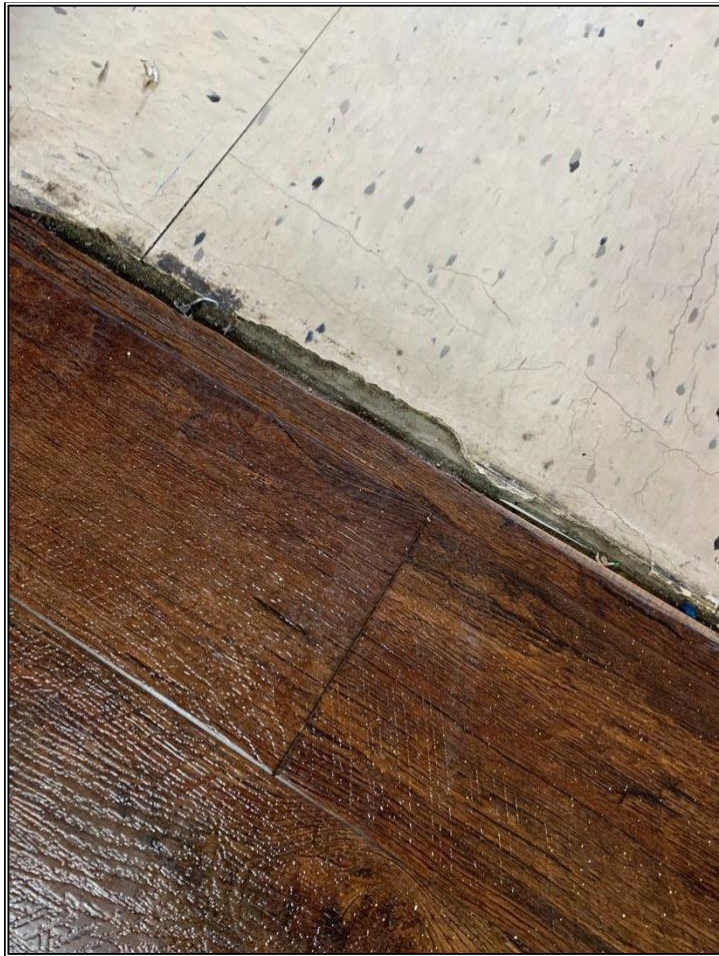
Photos 36 & 37
Damaged VAT in the North Stairwell by Elevator (2nd Floor)



Photos 38 & 39
Damaged VAT in the Basement Electrical Closet



Photos 40 & 41
Damaged VAT at the Roof Access



Photos 42 & 43
Damaged 12" x 12" Floor Tile in the 2nd Floor Center Stairwell



Photos 44 & 45
Damaged Floor Tile in Classroom 204